

# \$549,000 - 63 Sands Street, Rochon Sands

MLS® #A2212025

**\$549,000**

3 Bedroom, 2.00 Bathroom, 1,889 sqft  
Residential on 0.25 Acres

NONE, Rochon Sands, Alberta

Welcome to your fully furnished lakeside getaway in beautiful Rochon Sands on Buffalo Lake!

This stunning retreat offers the perfect mix of peaceful nature and modern comfort—ideal for relaxing weekends, family getaways, or making lifelong memories with loved ones.

Tucked right along the shoreline, this home treats you to unbeatable lakefront views and easy access to the beach. Picture yourself waking up to the gentle sound of waves and winding down with breathtaking sunsets—every day feels like a vacation here.

Step inside and you™ll find a bright, open living space with soaring vaulted ceilings and tons of natural light. A cozy fireplace anchors the room, making it the perfect spot to curl up with a book or share stories with friends on chilly evenings.

The kitchen is both functional and stylish, with modern appliances, lots of prep space, and room to entertain—whether it™s brunch with friends or a family dinner.

The primary suite is a true sanctuary, complete with serene lake views that greet you each morning. With additional bedrooms, there's plenty of space for guests or kids to feel right at home.



Outside, a beautifully treed yard offers privacy, shade, and that fresh lake breeze. The oversized double garage (39'4" x 27'4") means there's loads of room for your vehicles, lake toys, and all the gear you need for year-round fun.

And it gets even better—paved roads lead right to your door for easy access any time of year. Plus, you're just steps away from community perks like tennis courts, disc golf, basketball, and even a nearby food vendor for when you don't feel like cooking.

Love the outdoors? A nearby campground gives you even more ways to enjoy the natural beauty of Buffalo Lake.

All that's missing is you—just pack your bags and move right in, because this home comes fully furnished and ready to go. Don't miss your chance to own this lakeside oasis—book your private showing today and start living the lake life you've always dreamed of!

Built in 1999

### **Essential Information**

MLS® #	A2212025
Price	\$549,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,889
Acres	0.25
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address 63 Sands Street  
Subdivision NONE  
City Rochon Sands  
County Stettler No. 6, County of  
Province Alberta  
Postal Code T0C3B0

## Amenities

Parking Spaces 6  
Parking Boat, Double Garage Detached, Gated, Gravel Driveway, RV Access/Parking  
# of Garages 2  
Is Waterfront Yes  
Waterfront Beach Access, Beach Front, Lake, Lake Front, Waterfront

## Interior

Interior Features See Remarks  
Appliances Dishwasher, Refrigerator, Washer/Dryer, Electric Range, Microwave Hood Fan  
Heating Forced Air, Fireplace(s), In Floor, Radiant  
Cooling Partial  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Wood Burning, Basement, Living Room  
Has Basement Yes  
Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Balcony, Barbecue, Fire Pit, Storage  
Lot Description Front Yard, Lawn, Beach, Backs on to Park/Green Space, Back Yard, Lake, Landscaped, No Neighbours Behind  
Roof Metal  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete, Combination, Piling(s), Slab

## Additional Information

Date Listed April 21st, 2025  
Days on Market 178

Zoning R1

## **Listing Details**

Listing Office Real Broker

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